

**Town of La Pointe Zoning
Town Plan Commission Regular Monthly Meeting Minutes
November 16, 2011**

Town Plan Commission (TPC) Members Present: Ted Pallas, Chair, Charles Brummer, Vice-Chair, Larry Whalen, Suellen Soucek, Greg Thury (5).

Town Plan Commission Members Absent: Carey Baxter (1).

Public Present: Paul Brummer, Mike Starck, Charlie Meech, Margie Denton (4).

Town Staff Members Present: J. Croonborg-Murphy, ZA, Margaretta Kusch, ZCA (2).

I. Call to Order/Roll Call

Chair Pallas called the meeting to order at 4:33 PM at the Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

S. Soucek notes that C. Baxter is working at the Beach Club Wednesday nights and wonders if Town Plan Commission meetings can be rescheduled to Thursdays through the winter so that he can attend. Chair Pallas states that the issue is already on the Town Board agenda.

Paul Brummer feels that allowing the Madeline Island School of the Arts to build additional structures at their property would violate their Conditional Use Permit.

III. Approval of Previous Meeting Minutes

a. Town Plan Commission Special Monthly Meeting, October 27, 2011

- In item IX, change date from "Oct 2" to "Nov 2."
- Review audio to determine whether the standards to amend the Madeline Island School of the Arts Conditional Use Permit was discussed under Old Business item a.

L. Whalen moves to postpone the minutes of the Town Plan Commission Special Monthly Meeting of October 27, 2011, until the next meeting. G. Thury seconds. All in favor, 4 aye, 1 abstain (C. Brummer). Motion carries.

IV. Zoning Administrator's Report

Clarifying her report, the ZA notes that the Bill and Barb Nelson permit has been clarified per C. Brummer's comments. She asks the Town Plan Commission to double check all her work, as she is getting little sleep due to her new baby lately.

Chair Pallas notes that John Spangberg (WI DNR) is going to be retiring soon, and is apparently using up all his vacation time first.

V. Consideration and/or Action of Permit Applications

a. Erickson, Evan re: Travel Trailer at 304 Big Bay Road LP# 014-00198-0200.

C. Brummer said that he spoke to Mr. Erickson recently. Mr. Erickson said that the sewer is going in soon, Melin Drilling is going to drill a well soon, and he is still contemplating subdividing the lot or not.

The travel trailer is still in the same place. The ZA asks if anyone is living in it. C. Brummer will check out whether there is someone there and whether it is indeed in the same place.

b. Craftivity, Inc. application to amend Conditional Use Permit to add three cabins (student housing) and one two-bedroom caretakers' structure at 978 Middle Rd, LP #014-00178-0200.

The ZA states that she doesn't see any major issues with this application, just some minor changes/additions:]

- Map of entire property, not just building area
- Certified Survey Map done by Bob Mick
- Official wetlands delineation
- "Ice house" relabeled "office"
- "Chicken Coop" shown
- #12 answered more directly
- Farm house used as seasonal administrative housing

The ZA also wonders if she should mail notice of the PH to adjoining property owners more than 300 feet away as the Madeline Island School of the Arts Conditional Use Permit tends to be of general interest? Chair Pallas feels that she should mail to owners within 600 feet.

The Public Hearing will be scheduled for Thursday, January 12, 2012 at 5 pm at the Town Hall.

VI. New Business

VII. Old Business

a. Hartzell, Robert: add/alter at 641 Main St., LP #014-00446-0200 (The Pub). Review Conditional Use Permit.

C. Brummer states that #2 of the Conditional Use Permit requires that the Lightkeeper's Lodge have twelve parking spaces (1 ½ per room). There are only six in front of it. So unless Mr. Hartzell's worked out something with the Town Board, it seems like he's not following the terms of his Conditional Use Permit.

L. Whalen states that at the time of the Conditional Use Permit, he was the Town Clerk and he recalls some sort of arrangement being worked out: Mr. Hartzell was using four parking spots in front of the Pub to count for the remaining four required spots,

J. Croonborg-Murphy notes that it wasn't the Town-owned spots across the street, as they weren't there at the time. She also notes that there isn't any required number of spots for Commercial Buildings, so the Pub doesn't need any technically.

C. Brummer states that there's no tool to review Conditional Use Permits besides complaints for compliance and perhaps there should be.

C. Brummer states that if Mr. Hartzell did make some sort of arrangement with the Town, the Conditional Use Permit needs to be amended to say so.

It is decided that parking requirements at the time of the Conditional Use Permit issuance will be looked up and the question must then be posed to the Town Board.

VII. Future Agenda Items

- Review Robert Hartzell Conditional Use Permit for 649 Main St, LP #014-00446-0200 (The Lightkeeper's Lodge).

IX. Schedule Future Meetings

- Next Special Monthly Meeting will be held Thursday, Dec. 1st, at 4:30 pm.

X. Adjournment

G. Thury moves to adjourn. S. Soucek seconds. All in favor. Motion Carries. Meeting ends at 5:10 pm.

Town Plan Commission minutes respectfully submitted by Margaretta Kusch, ZCA on Thursday, November 17, 2011.

Town Plan Commission minutes approved as amended by M. Kusch, ZCA on December 1, 2011.